

**NOTICE OF AVAILABILITY AND NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION AND
NOTICE OF PUBLIC HEARING BEFORE THE CITY OF EL MONTE PLANNING COMMISSION**

Hablamos Español favor de hablar con Marcella Magdaleno (626) 258-8626

TO: All Interested Parties

FROM: City of El Monte Planning Division

LOCATION: Citywide

APPLICATION: Code Amendment No. 745, General Plan Amendment No. 01-15 and Zone Change 02-15

PROJECT DESCRIPTION: The City of El Monte is proposing minor revisions to the Municipal Code for the following Chapters: 17.06 (General Regulations); 17.08 (Parking Requirements); 17.14 (Nonconforming); 17.22 (Design Review); 17.24 (Conditional Use Permits); 17.32 (R-1A Zone); 17.34 (R-1B Zone); 17.36 (R-1C Zone); 17.38 (R-2 Zone); 17.42 (R-4 Zone); 17.45 (Mixed/Multiuse Zone); 17.54 (C-3 Zone); Chapter 17.85 (Density Bonus); and 15.07 (Art In Public Places). In addition, there are zoning map amendments for the following properties: 12334 Denholm (APN 8109-011-009); 10050 Garvey (APN 8103-032-034); 3571 Lexington Avenue (APN 8579-027-013); 9585 Garvey (APN 8581-038-016); 9628, 9634, 9640 Lower Azusa (APN 8592-001-027,005,006); 11027, 11237, 11240,11245, 11303, 11305, 11308, 11314 Lower Azusa (APN 8538-002-019, 8538-00-003, 8538-002-002, 8570-007-024, 8358-008-002, 8538-008-048, 8570-025-007, 8570-025-006); 4735 Cedar (APN 8570-007-025); 11028-11038 Bayse (APN 8569-022-017); and 11035 Bryant (APN 8569-009-001). The Planning Commission will make a recommendation to the City Council, with the City Council making the final decision at a future public hearing.

APPLICANT: City of El Monte

ENVIRONMENTAL DETERMINATION AND PUBLIC REVIEW PERIOD: An Initial Study and Mitigated Negative Declaration (MND) have been prepared for the project in compliance with the California Environmental Quality Act (CEQA). The Initial Study and related documents are available for review and comment beginning March 2, 2016 with the comment period ending on March 21, 2016. A copy of the documents are available for public viewing at El Monte City Hall West – Planning Division or on the City's website at: <http://www.elmonte.org/Government/EconomicDevelopment/Planning/EnvironmentalDocuments.aspx>.

PLACE OF HEARING: Pursuant to State Law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the Mitigated Negative Declaration and proposed project. The public hearing is scheduled for:
Date: Tuesday, March 22, 2016
Time: 7:00 p.m.
Place: El Monte City Hall – Council Chambers
11333 Valley Boulevard, El Monte, California

Persons wishing to comment on the environmental documentation or proposed application may do so orally or in writing at the public hearing or in writing prior to the meeting date. Written comments shall be sent to Jennifer Davis; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at jdavis@elmonteca.gov. If you challenge the decision of the City Planning Commission, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing. For further information regarding this application please contact Jennifer Davis at (626) 258-8626. Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

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 March 2, 2016

City of El Monte Planning Commission
Marcella Magdaleno, Planning Commission Secretary